

INFORMATIONAL MEETING

TOWN BUILDING IMPROVEMENTS

NOVEMBER 14, 2012

Brian Lenzi opened the informational meeting at 6:30 p.m. There were approximately 75 people present. Brian Lenzi noted that they have been working two years on this project and have looked at many options. He introduced the members of the committee and turned the meeting over to Selectman Keith Pratt. The committee is ready to make a recommendation to the Board of Selectmen and is looking for feedback from this meeting. Keith showed a power point presentation. There were energy issues and air quality issues at the old town office including water issues and mold. The town office was relocated to leased space on Route 125. A warrant article was presented and was voted down last year to renovate the old town office. The committee looked at various sites; considered demolition of the old site, combined space with the library, rec. dept., SAU offices along with the town office. Space needs (sq. footage) were included from those various departments and all departments need more space. The options came down to no action, renovation exist town office, build new community building. H.L. Turner did a drawing of a community building that included all of the departments and then stand-alone buildings (library). Various sites were looked at – Route 125, Ramsdell lane, Clark- Goodwill and the Calef property. Keith spoke of the old town office building with the problems. He further spoke of how that building would be renovated. The Clark-Goodwill property is now subdivided into six lots – three lots will remain with the town. A community building concept was shown on the plan. Turbocam is offering a conduit to share their heat that is produced by the machines. The Calef Property was looked at with the community building. That property would have to be purchased as it is privately owned.

The committee has ruled out the current leased property on Route 125. He spoke of the advantages and disadvantages of the other parcels. Mr. Pratt noted the costs of the various options and had them as a handout at the meeting. He stated that it is cheaper to do everything together that may cost more up front but would be cheaper in the long run. Tax rate impact was reviewed.

Mr. Pratt opened the meeting up to comments.

1. Concern of business coming in if old town office and the library are sold. The library building would not be sold only the old town office building. Recreation Dept. would move into the library space. Hopes property will stay child friendly.
2. If on Calef property the town parcels in Clark-Goodwill could be sold.
3. Expected life for the town office if it is renovated – it would have the life of a new building.

4. Used McConnell Center as an example of a nice building with different offices.
5. The square footage needs to be looked at again. Did the Rec sq. footage include the Discovery Center – It only included administrative offices.
6. Is there asbestos in the old building and the flat roof. There is asbestos and they have stayed with the flat roof.
7. Space needs versus wants – who determined the needs versus wants – is it in excess with what is needed. The committee did not question the space needs issue.
8. Was there any time line for future use of the buildings – as the town office has made some business available on line. The Recreation Dept. and Library do not have the same need as the town office.
9. The library hired a library consultant five years ago to look at space needs. Space needs come up all of the time and the library does not have the space to service the public. They may do away with reference books, but in that place may be five computers.
10. The offices in the library are very small; the computer room is small and often full.
11. The library is also a “community facility” with meeting rooms. We need to broaden our thought process as it is not just a book carrying library.
12. The library report is online at their website.
13. Is there extra additional expansion of the Calef property and noted overlap of the options and buildings.
14. Should look at things as a whole or phasing.
15. When we do things in phases, number two never happens.
16. Are the smaller numbers available that make up the big numbers of these projects? Would the project be competitively bid. How was the tax rate impact arrived at?
17. Does not like taking property off of the rolls like the Calef property. The traffic issues would be an extreme challenge at the Calef property. Encourage to look at other sites.
18. The interest rate is at 4% which will not go down so don't go with phasing.
19. The town has two more payments on the safety building and on the conservation bond.
20. The Turbocam road will be a town road. The entrance will be one side owned by town and the other by Turbocam.
21. What does Turbocam have for traffic – four or five trucks a day? Add sidewalks.
22. We need a town center and that would not happen with the Clark –Goodwill property, but available at the Calef Property.
23. The heat from Turbocam is not a huge amount for a town office building – maybe used to melt sidewalks.
24. Would the town have to put in money to sell the town office?
25. Are there parking space issues at the town office and is there room to expand the library on this existing location.
26. Could you build up and not out.
27. Stay away from Route 125 as dangerous for children.
28. Two concerns - libraries build on one floor because of the load of books - less staffing is needed with a one floor building. Don't like being away from things – would like to have a higher safety level with a community building.
29. Who would like to see community building on Calef Property?
30. Why would you buy land when you already own land?

31. What do you think to town's voters will pass.
32. How long can town office stay at present location? Three more years on a lease.
33. Trouble with library and town office in industrial area on the Clark-Goodwill property.
34. Any discussion of private funding for the library – would reduce the bond amount.
35. Concerned about being too close to Route 125.
36. Question of when building high school - is that looming in the future. The high school project been suspended indefinitely.

Meeting adjourned at 8:15 p.m.